

# FOR SALE

Prime 5.093 Acre Lot  
Listed for \$775,000

Lot 2R-1-R2, Hunters Ridge  
McCormick Rd, Oak Point, Texas



This prime 5-acre tract in Oak Point, Texas, bordered on three sides by acreage properties and upscale custom homes, offers a unique opportunity to own land in one of the area's most sought-after communities.

The land features a mixed blend of trees, open space, and desirable sandy loam soil, creating an ideal canvas for a future homesite, small-scale equestrian property, or investment. Deed restrictions help preserve the character and quality of the surrounding tracts, ensuring a consistent standard of neighboring properties.

Residents of Oak Point benefit from a full-time police and fire department and enjoy access to notable local amenities. Nearby polo clubs offer the opportunity to watch competitive matches, while the Dallas Corinthian Yacht Club provides a strong sailing community. Lake Lewisville is just minutes away, with several public boat launches available for convenient boating, fishing, and other water activities.

The area's location offers strong practical advantages as well, with easy connectivity to US-380, the Dallas North Tollway, and I-35, providing convenient access to Denton, Frisco, Prosper, and the broader North Dallas region. Major hospitals, the University of North Texas, Texas Woman's University, and key business corridors are all within a convenient distance, and both DFW International Airport and Dallas Love Field are readily accessible.



**Dutch and Cheryl Wiemeyer**  
REALTORS®  
Direct/Text (940) 391-9092  
Office (940) 365-4687  
info@texasliving.com  
www.texasliving.com

**DUTCH & CHERYL**  
KELLERWILLIAMS  
REAL ESTATE

# 5.093 AC McCormick Road, Oak Point, Texas 75068

**MLS#:** 21123765 \$ Active  
**Property Type:** Land

[5.093 AC McCormick Road Oak Point, TX 75068](#)  
**SubType:** Unimproved Land

**LP:** \$775,000



**Subdivision:** Hunters Ridge  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [1079305](#)  
**Lot:** **Block:**  
**Legal:** Lot 2R-1-R2  
**Spcl Tax Auth:** No

**Lst \$/Acre:** \$152,169.64

**Lake Name:**

**Plan Dvlpm:**

**MultiPrcl:** No **MUD Dst:** No

**PID:**No

<b># Lots:</b> 1	<b>Lots Sold Sep:</b>	<b>Lots Sld Pkg:</b>	
<b>Rd Front:</b> 344	<b>Frontg Ft:</b> 344	<b>Rd Asmt:</b>	No
<b>Land SqFt:</b> 221,851	<b>Acres:</b> 5.093	<b>\$/Lot SqFt:</b>	\$3.49
<b>Lot Dimen:</b>		<b>Will Subdv:</b>	No
		<b>Land Leased:</b>	No

**HOA:** None  
**HOA Dues:**

**HOA Co:**  
**Phone:**

**Adult Community:** No

**General Information**

**Land Leased:** No  
**AG Exemption:** Yes

**# Tanks/Ponds:**  
**# Wells:**

**Cultivated Acres:**  
**Bottom Land Ac:**

**School Information**

**School Dist:** Denton ISD  
**Elementary:** Cross Oaks

**Middle:** Rodriguez

**High:** Ray Braswell

**Features**

<b>Lot Description:</b> Acreage, Few Trees, Irregular Lot, Level, Pasture	<b>Restrictions:</b> Deed, No Mobile Home
<b>Lot Size/Acres:</b> 5 to < 10 Acres	<b>Easements:</b> Utilities
<b>Present Use:</b> Grazing, Horses, Pasture	<b>Documents:</b> Plat Approved
<b>Proposed Use:</b> Equine, Grazing, Horses, Investment, Single Family	<b>Type of Fence:</b> Partial, Pipe, Wood
<b>Zoning Info:</b> S-26	<b>Exterior Bldgs:</b>
<b>Development:</b> City Limits, Plat Approved, Zoned	<b>Miscellaneous:</b>
<b>Street/Utilities:</b> Asphalt, Co-op Electric, Electricity Available, Overhead Utilities, Sewer Not Available, No Sewer, No Water	<b>Road Frontage:</b> 344
<b>Road Front Desc:</b> City Street	<b>Special Notes:</b> Deed Restrictions
<b>Road Surface:</b> Asphalt	<b>Prop Finance:</b> Cash, Conventional
<b>Crops/Grasses:</b>	<b>Possession:</b> Closing/Funding, Other
<b>Soil:</b> Sandy Loam	<b>Showing:</b> Appointment Only, Occupied, Pet(s) on Premises, Showing Service, No Lock Box
<b>Surface Rights:</b> All	
<b>Waterfront:</b>	
<b>Horses:</b> Yes	<b>Lake Pump:</b>
<b>Dock Permitted:</b>	

**Remarks**

**Property Description:** This prime 5-acre tract in Oak Point, Texas, bordered on three sides by acreage properties and upscale custom homes, offers a unique opportunity to own land in one of the area's most sought-after communities. The land features a mixed blend of trees, open space, and desirable sandy loam soil, creating an ideal canvas for a future homesite, small-scale equestrian property, or investment. Deed restrictions help preserve the character and quality of the surrounding tracts, ensuring a consistent standard of neighboring properties. The entire tract is AG exempt, resulting in very low property taxes. Residents of Oak Point benefit from a full-time police and fire department and enjoy access to notable local amenities. Nearby polo clubs offer the opportunity to watch competitive matches, while the Dallas Corinthian Yacht Club provides a strong sailing community. Lake Lewisville is just minutes away, with several public boat launches available for convenient boating, fishing, and other water activities. The area's location offers strong practical advantages as well, with easy connectivity to US-380, the Dallas North Tollway, and I-35, providing convenient access to Denton, Frisco, Prosper, and the broader North Dallas region. Major hospitals, the University of North Texas, Texas Woman's University, and key business corridors are all within a convenient distance, and both DFW International Airport and Dallas Love Field are readily accessible.

**Public Driving Directions:** On McCormick Rd across from Winchester Rd

**Agent/Office Information**

**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

5.093 AC McCormick Road, Oak Point, Texas 75068

**Listing ID:** 21123765



Overhead View facing South



Overhead View facing Southwest



Overhead View facing Northwest



Overhead View facing North



Pasture View



Property Layout

POB  
N 71169.32 6.79  
E 243.77 0.75  
NAD83 GRID

LOT 2R-2  
HUNTER'S RIDGE ADDITION  
DOC. #2020-320  
P.R.D.C.T.

LOT 2R-1-R1  
S.698 ACRES  
256916 S.F.

LOT 2R-1  
HUNTER'S RIDGE ADDITION  
DOC. #2020-320  
P.R.D.C.T.

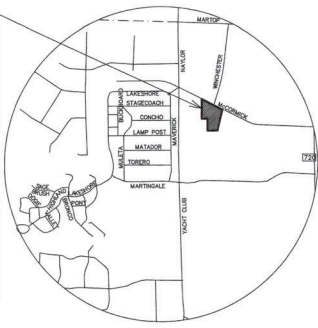
LOT 2R-1-R2  
S.093 ACRES  
221852 S.F.

LOT 4R-1  
HUNTER'S RIDGE ADDITION  
DOC. #2021-447  
P.R.D.C.T.

LOT 12  
HUNTER'S RIDGE ADDITION  
CAB. M. PG. 322  
P.R.D.C.T.

EXIST. 5' U.E.  
DOC. #2020-320  
P.R.D.C.T.

PROJECT LOCATION



VICINITY MAP  
SCALE 1" = 2000'



- LEGEND
- BL = BUILDING LINE
  - D.E. = DRAINAGE EASEMENT
  - F.I.R. = FOUND IRON ROD
  - S.I.R. = SET CAPRED 1/2" RFS 4561 IRON ROD
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
  - P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
  - P.O.B. = PLACE OF BEGINNING
  - R.O.W. = RIGHT OF WAY
  - C.F. = CURB FILE
  - R = RADIUS
  - L = LENGTH
  - CD = CHORD DISTANCE
  - CB = CHORD BEARING
  - A = ANGLE
  - CL = CENTERLINE OF ROAD
  - = PROPERTY LINE
  - = CENTERLINE OF ROAD
  - = EASEMENT LINE
  - = TRACT LINE

OWNER'S CERTIFICATE AND DEDICATION  
STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS I, Carol Ann Corsi, am the owner of that certain lot, tract, or parcel of land situated in the George W. Daniels Survey Abstract Number 331, in the City of Oak Point, Denton County, Texas, being all of Lot 2R-1 of Hunters Ridge Addition, an addition to the City of Oak Point, Denton County, Texas, according to the plat thereof recorded under Document Number 2020-320, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the south line of McCormick Road, a public roadway, said point being the northeast corner of Lot 2R-2 in said Hunters Ridge Addition;

THENCE S 62° 15' 44" E, 795.14 feet with said south line of said McCormick Road to an iron rod found for corner, said point being the northwest corner of Lot 4R-1 of said Hunters Ridge Addition, an addition to the City of Oak Point, Denton County, Texas, according to the plat thereof recorded under Document Number 2021-447, Plat Records, Denton County, Texas;

THENCE S 13° 50' 58" W, 712.04 feet with a west line of said Lot 4R-1 to a capped iron rod marked 2437 found for corner at an inner all of said Lot 4R-1;

THENCE S 89° 35' 24" W, 335.72 feet with a north line of said Lot 4R-1 to an iron rod found for corner in the east line of Lot 12 of Hunters Ridge Addition, an addition to the City of Oak Point, Denton County, Texas according to the plat thereof recorded in Cabinet M, Page 322 Plat Records, Denton County, Texas;

THENCE N 00° 24' 36" W, 190.63 feet east line of said Lot 12 to a capped iron rod marked 2437 found for corner, said point being the northeast corner of said Lot 12;

THENCE S 89° 34' 13" W, 190.63 feet with the north line of said Lot 12 to an iron rod found for corner, said point being the southeast corner of said Lot 2R-2;

THENCE N 00° 23' 58" W, 664.43 feet with the east line of said Lot 2R-2 to the PLACE OF BEGINNING and containing 10.991 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Carol Ann Corsi, do hereby certify and adopt this plat designating the herein above described property as LOTS 2R-1-R1 and 2R-1-R2 of HUNTER'S RIDGE ADDITION, being a replat of Lot 2R-1 Hunters Ridge Addition, an addition to the City of Oak Point, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

Carol Ann Corsi does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Oak Point.
- The City of Oak Point is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Oak Point's use thereof.
- The City of Oak Point and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Oak Point and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Oak Point.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Oak Point, Texas.

WITNESS my hand, this 10th day of November, 2025.

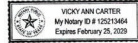
BY:

*Carol Ann Corsi*  
Carol Ann Corsi

STATE OF TEXAS §  
COUNTY OF DENTON §  
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Carol Ann Corsi, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of November, 2025

*Wendy Ann Carter*  
Notary Public, State of Texas



APPROVED  
Date Approved November 4, 2025

*Dick H. Peterson*  
Chair, Planning and Zoning Commission, City of Oak Point

ATTESTED  
*Patricia Jean*  
City Secretary



Know All Men By These Presents: SURVEYOR'S CERTIFICATE

That I, Jerold D. Yensan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Oak Point, Texas.

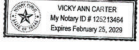
Dated this 6th day of November, 2025

*Jerold D. Yensan*  
Registered Professional Land Surveyor No. 4561

STATE OF TEXAS §  
COUNTY OF DENTON §  
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jerold Yensan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of November, 2025.

*Wendy Ann Carter*  
Notary Public, State of Texas



NOTES:

1. Setting a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. The purpose of this plat is to replot a single platted lot into two platted lots.
3. The plat does not attempt to amend or remove covenants or restrictions.
4. Basis of bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
5. No portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 4831C045G, dated April 18, 2011. (Subject property lies in Zone X).
6. Visitometer utility services will be provided by an onsite sanitary sewer facility permitted through the Denton County Health Department.
7. Water will be provided by an onsite water well.
8. Subject property currently lies within the S-26 zoning district, PD-3 zoning district standards apply.

REPLAT  
LOTS 2R-1-R1 AND 2R-1-R2 OF  
HUNTER'S RIDGE ADDITION BEING  
A REPLAT OF 2R-1-R2 OF  
HUNTER'S RIDGE ADDITION  
BEING 10.991 ACRES IN THE  
GEORGE W. DANIELS SURVEY A-331  
CITY OF OAK POINT,  
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.  
13 JUNA REGISTRATION NO. 1089606  
4333 ELS NORTH DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784  
REVISED 24 OCTOBER 2024

DRAWN BY: BTL SCALE: 1"=60' DATE: 21 AUGUST, 2025 JOB NO: 258146

OWNER/DEVELOPER  
CAROL ANN CORSI  
505 MCCORMICK ROAD  
OAK POINT, TX 75068  
972-837-6084

SURVEYOR  
LANDMARK SURVEYORS  
4238 - 35 N  
DENTON, TEXAS 76207  
(940) 382-4016

Filed for Record  
in the Official Records Of:  
Denton County  
On: 11/19/2025 10:11:42 AM  
In the PLAT Records:  
HUNTER'S RIDGE ADDN  
Doc. Number: 2025-452  
Number of Pages: 1  
Amount: \$0.00  
Order: 20251119000153  
By: WD

COVENANTS, CONDITIONS AND RESTRICTIONS 046920

STATE OF TEXAS            )  
                                  )            KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF DENTON        )

WHEREAS, BRAUCAM INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP FOLLOWING DESCRIBED PROPERTY, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PREAMBLE

WHEREAS, BRAUCAM INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, HEREINAFTER AS THE "SELLER OR DEVELOPER" DOES HEREBY FURTHER IMPRESS SAID PROPERTY WITH THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE TITLE TO SAID LAND AND SHALL BE BINDING UPON ALL PARTIES AND PERSONS CLAIMING SAID LAND OR ANY PART THEREOF UNTIL DECEMBER 31, 2010, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED IN SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY UNANIMOUS CONSENT OF THE OWNERS OF THE LOTS COMPRISING SAID SUBDIVISION IT IS THEN AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. ANY AND ALL OWNERS OF THE SAID LOTS COMPRISING SAID SUBDIVISION SHALL BE DEEMED TO BE SUBJECT TO THE RESTRICTIVE COVENANTS HEREIN SET FORTH, WHICH SHALL, FOR ALL LEGAL PURPOSES, BE CONCLUSIVELY DEEMED TO BE A PART OF EACH DEED OF CONVEYANCE OF ANY LOTS OR PORTION THEREOF IN SAID SUBDIVISION. INVALIDATION OF ANY ONE OF THESE COVENANTS OR RESTRICTIONS BY JUDGMENT OR ORDER OF THE COURT SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

- (1) ALL LOTS IN THIS SUBDIVISION SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY.
- (2) ANY ONE STORY RESIDENCE CONSTRUCTED ON THE PROPERTY SHALL HAVE A GROUND FLOOR AREA OF NOT LESS THAN 2,000 SQUARE FEET (ANY TWO STORY RESIDENCE CONSTRUCTED ON THE PROPERTY SHALL HAVE A GROUND FLOOR AREA OF NOT LESS THAN 1200 SQUARE FEET), EXCLUSIVE OF GARAGES, OPEN PORCHES, TERRACES, PATIOS, DRIVEWAYS, OR CARPORTS, AND SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS FROM STARTING CONSTRUCTION.
- (3) AT LEAST SEVENTY PERCENT (70%) OF THE EXPOSED EXTERIOR MUST BE OF BRICK, STONE, OR MASONRY CONSTRUCTION. VICTORIAN HOMES MAY BE OF FRAME CONSTRUCTION, UPON APPROVAL.
- (4) NO STRUCTURE SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF THE STREET.

- (5) NO TRADE OR BUSINESS OF ANY TYPE SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE ON ANY LOT WHICH MAY BE NOXIOUS OR OFFENSIVE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD SAVE AND EXCEPT 10 ACRES ON THE SOUTHWEST CORNER OF HWY 720 AND MCCORMICK.
- (6) LOTS MAY BE SUBDIVIDED INTO NO LESS THAN 2.5 ACRE LOTS.
- (7) OUTBUILDING (BARN, STALLS, TOOL SHEDS, AND ALL OTHER BUILDINGS EXCEPT A DETACHED GARAGE) SHALL BE LIMITED TO FOUR (4) BUILDINGS AND MUST BE OF NEW CONSTRUCTION.
- (8) NO STRUCTURE OF TEMPORARY CHARACTER (TRAILER, MOBILE HOME, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING) SHALL BE USED ON THE PROPERTY AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- (9) NO INOPERATIVE MOTOR VEHICLE(S) AND/OR MACHINERY AND/OR EQUIPMENT SHALL BE KEPT ON THE PROPERTY. ALL TOOLS, EQUIPMENT, AND MATERIAL(S), SHALL BE KEPT OUT OF SIGHT IN OUTBUILDINGS.
- (10) NO MOVE-IN HOMES, MOVE-IN GARAGES, OR MOVE-IN BUILDINGS SHALL BE PLACED ON THE PROPERTY.
- (11) NO SWINE SHALL BE RAISED, BRED, OR KEPT ON THE PROPERTY. EACH TRACT SHALL BE LIMITED TO TWO HEAD OF LIVESTOCK PER ACRE.
- (12) NO GARBAGE OR OTHER WASTE SHALL BE KEPT EXCEPT IN SANITARY CONTAINERS. NO TRACT OR PART THEREOF SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH OR TRASH.
- (13) EACH DWELLING SHALL CONTAIN IN-DOOR PLUMBING FIXTURE ATTACHED TO A SEWAGE DISPOSAL OR SEPTIC SYSTEM APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT, BEFORE BEING OCCUPIED. NO SEPTIC TANK OR LATERAL LINE CAN BE PLACED WITHIN ONE HUNDRED AND FIFTY (150 FEET OF A WATER WELL OR A PROPOSED WATER WELL.
- (14) 20' PUBLIC UTILITY EASEMENT ACROSS FRONT OF PROPERTY AND 5' PUBLIC UTILITY EASEMENT ON THE SIDES AND BACK. THE FOREGOING RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE ENFORCEABLE AGAINST THE GRANTEE, THE GRANTEE'S HEIRS, AND ASSIGNS.
- (15) THESE RESTRICTIONS MAY BE CHANGED UPON 75% OF LAND OWNERS' APPROVAL.
- (16) COVENANTS RUNNING WITH LAND. EXCEPT AS SPECIFICALLY PROVIDED TO THE CONTRARY HEREIN, ALL OF THE RESTRICTIONS, COVENANTS AND EASEMENTS HEREIN PROVIDED FOR AND ADOPTED SHALL APPLY TO EACH AND EVERY LOT IN THE SUBDIVISION AND

SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE OBSERVANCE AND PERFORMANCE OF SAME, SHALL HAVE THE RIGHT IN ADDITION TO ALL LEGAL REMEDIES OR REMEDIES ELSEWHERE PROVIDED HEREIN, TO ANY INJUNCTION EITHER PROHIBITIVE OR MANDATORY. THE OWNER OF ANY LOT OR LOTS IN THE SUBDIVISION AFFECTED SHALL LIKEWISE HAVE THE RIGHT EITHER TO PREVENT A BREACH OF ANY SUCH RESTRICTION OR COVENANT OR TO ENFORCE THE PERFORMANCE THEREOF.

(17) PARTIAL INVALIDITY. INVALIDATION OF ANY COVENANT, RESTRICTION, ETC. (BY COURT JUDGMENT OR OTHERWISE) SHALL NOT AFFECT, IN ANY WAY, THE VALIDITY OF ALL OTHER SUCH COVENANTS, RESTRICTIONS, ETC. - ALL OF WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. ACQUIESCENCE IN ANY VIOLATION SHALL NOT BE DEEMED A WAIVER OF THE RIGHT TO ENFORCE AGAINST THE VIOLATOR OR OTHERS THE CONDITIONS SO VIOLATED OR ANY OTHER CONDITIONS, AND THE DEVELOPER SHALL HAVE THE RIGHT TO ENTER THE PROPERTY OF THE VIOLATOR AND CORRECT THE VIOLATION OR TO REQUIRE THAT THE SAME BE CORRECTED.

(18) THE DEVELOPER MAY ASSIGN OR CONVEY BY APPROPRIATE INSTRUMENTS TO ANY PERSON OR CORPORATION, ANY OR ALL OF THE RIGHTS, RESERVATIONS, EASEMENTS AND PRIVILEGES HEREIN RESERVED BY IT, AND UPON THE RECORDATION OF SUCH ASSIGNMENT OR CONVEYANCE, THEIR ASSIGNS OR GRANTEEES, AT THEIR OPTION, MAY EXERCISE, TRANSFER OR ASSIGN SUCH RIGHTS, RESERVATIONS, EASEMENTS AND PRIVILEGES OR ANY ONE OR MORE OF THEM AT ANY TIME OR TIMES IN THE SAME WAY AND MANNER AS THOUGHT DIRECTLY RESERVED BY THEM IN THIS INSTRUMENT.

EXECUTED THIS THE 15<sup>th</sup> DAY OF July, 1996.

BY: Jerry Campbell  
JERRY CAMPBELL,  
VICE PRESIDENT OF  
BRAUCAM INVESTMENTS, L.P.

STATE OF TEXAS X  
COUNTY OF DENTON X

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JERRY CAMPBELL, VICE PRESIDENT OF BRAUCAM INVESTMENTS, L.P. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF July, 1996.

Stacie Bourland  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 5-12-98

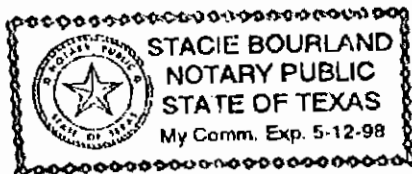


EXHIBIT "A-1"

DESCRIPTION

Being all that certain tract or parcel of land situated in the County of Denton, State of Texas and being a part of the George W. Daniels Survey, Abstract Number 331, Denton County, Texas, and being part of a called 458.346 acre tract of land and being all of a called 32.218 acres of land, both described in the deed to Lamar Hunt recorded in Volume 577, Page 597 of the Deed Records of Denton County, Texas as recognized and occupied on the ground the subject tract being more particularly described as follows:

BEGINNING for the Northeast corner of the tract being described herein at an iron rod found at the intersection of the approximate centerline of McCormick Road with the monumented West Right-of-Way line of F. M. Road 120 at the Northeast corner of the said 458.346 acres;

THENCE South 00 Degrees 07 Minutes 07 Seconds West with the said Right-of-Way a distance of 1000.87 feet to a wood Right-of-Way post for corner;

THENCE South 00 Degrees 31 Minutes 14 Seconds West with the said Right-of-Way a distance of 919.43 feet to a 1/2" iron rod set for corner;

THENCE North 87 Degrees 12 Minutes 32 Seconds West along or near a fence line a distance of 1810.83 feet to a 1/2" iron rod set for corner;

THENCE South 00 Degrees 09 Minutes 08 Seconds West a distance of 2407.93 feet to a 1/2" iron rod set for corner in the South line of the said 458.346 acre tract;

THENCE North 89 Degrees 00 Minutes 18 Seconds West with the South line of said 458.346 acre tract a distance of 2654.83 feet to a 1/2" iron rod set for corner near the centerline of Yacht Club Drive in the recognized West line of the said Daniels Survey at the Southwest corner of said 458.346 acre tract;

THENCE Due North along or near the centerline of the said Yacht Club Drive and the recognized West line of the said Daniels Survey passing en route the most Westerly Northwest corner of the said 458.346 acre tract and the Southwest corner of the said 32.218 acre tract and continuing on the said course for a total distance of 5707.38 feet to a railroad spike found for corner at or near the centerline of McCormick Road;

THENCE South 61 Degrees 55 Minutes 18 Seconds East along or near the centerline of McCormick Road for a distance of 2845.77 feet to a 1/2" iron rod found for corner at the apparent centerline angle point in McCormick Road;

THENCE South 87 Degrees 15 Minutes 55 Seconds East with the apparent centerline of McCormick Road a distance of 1971.51 feet to the POINT OF BEGINNING and enclosing 390.00 acres of land more or less.

FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS

STATE OF TEXAS §
COUNTY OF DENTON §
KNOW ALL MEN BY THESE PRESENTS:

THIS FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS (this "First Amendment") is made to be effective as of the 1st day of June, 2011.

WITNESSETH:

WHEREAS, the Covenants, Conditions and Restrictions for the Hunters Ridge Subdivision of Oak Point, Texas (the "Subdivision"), dated July 1, 1996, were recorded under document number 96-R0046920 of the Real Property Records of Denton County, Texas attached hereto as Exhibit "B" (the "Restrictions"); and

WHEREAS, the Restrictions provide that they may be changed "upon 75% of land owners' approval"; and

WHEREAS, the undersigned owners shown on Exhibit "A", attached hereto, collectively own more than 75% of the land in the Subdivision and/or represent 75% of the land owners' (each, an "Owner", and collectively, the "Owners") hereby agree to amend the Restrictions by this First Amendment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Restrictions are hereby amended as follows:

- 1. Unless otherwise specifically set forth herein, all capitalized terms herein shall have the same meaning as set forth in Restrictions.
2. Notwithstanding anything contained in the Restrictions to the contrary, in addition to the uses permitted by the Restrictions, each lot, parcel or property in the Subdivision may be used for: (a) general recreational use, (b) polo club, country club or equestrian club purposes, (c) veterinary services, (d) agricultural and farm uses including crop sales, (e) animal boarding and/or related amenities and services, (f) church, and (g) any use permitted by the City of Oak Point.
3. Each property owner shall be entitled to obtain zoning of their own choosing for their respective property from the City of Oak Point, and to the extent that such zoning, development codes and/or requirements differ from the Restrictions, then the approved zoning or development code or requirements will prevail and supersede the applicable provision of the Restrictions.
4. In accordance with Section 201.005 of the Texas Property Code any Owner is authorized to execute on behalf of the Owners a petition to amend the Restrictions in accordance with this First Amendment, and to cause the petition and First Amendment to be recorded in the Real Property Records of Denton County, Texas.
5. This First Amendment shall in all respects be governed by the laws of the State of Texas Except as expressly modified herein; the Restrictions shall remain in full force and effect.

(SIGNATURE PAGE FOLLOWS)

Cab M Pg 322

**LEGEND FOR DRAINAGE EASEMENTS**

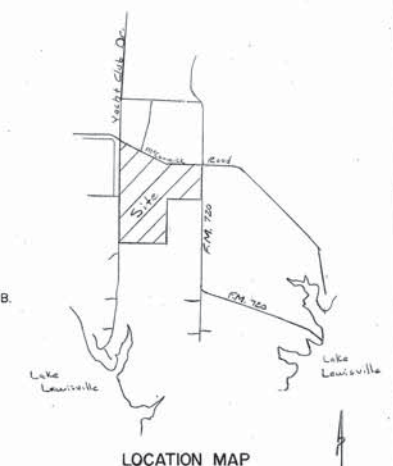
- 1 S 15°04'42" W 940'
- 2 S 23°04'42" W 400'
- 3 S 47°34'42" W 292'
- 4 S 06°25'18" E 250'
- 5 S 11°34'42" W 420'
- 6 S 14°55'18" E 560'
- 7 S 09°44'09" W 2293'
- 8 S 00°59'44" W 1010'

**CURVE DATA**

C-1	C-2	C-3	C-4
A = 23°13'53"	A = 24°31'37"	A = 39°16'58"	A = 41°04'42"
R = 670.0'	R = 730.0'	R = 670.0'	R = 730.0'
T = 139.55'	T = 158.68'	T = 239.12'	T = 273.50'
L = 275.17'	L = 312.49'	L = 459.36'	L = 523.37'

C-5	C-6	C-7	C-8
A = 41°04'42"	A = 39°16'58"	A = 24°31'37"	A = 23°13'53"
R = 670.0'	R = 730.0'	R = 670.0'	R = 730.0'
T = 251.02'	T = 260.53'	T = 145.64'	T = 152.05'
L = 480.36'	L = 500.50'	L = 286.81'	L = 299.81'



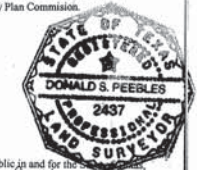
Filed for Record in:  
DENTON COUNTY, TX  
HONORABLE TIM HODGES/COUNTY CLERK  
On Oct 21 1996  
At 1:22pm  
Doc/Num : 96-RB075158  
Doc/Type : 91.0  
Recording : 20.00  
Doc/Sheet : 6.00  
Receipt #: 38893  
Deputy - HARY

APPROVED BY:  
PLANNING & ZONING COMMISSION  
CITY OF OAK POINT  
BY: Susan K. Sizemore 10-10-96  
Chairman Date  
CITY COUNCIL  
BY: Kent Goldsmith 10-18-96  
Mayor Date

**SURVEYOR'S CERTIFICATE**

This is to declare that I, Donald Stewart Peebles, a Registered Professional Land Surveyor of the State of Texas, having prepared this drawing from an actual on the ground survey, and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision in accordance with the Planning and Zoning Regulations of the City Plan Commission.

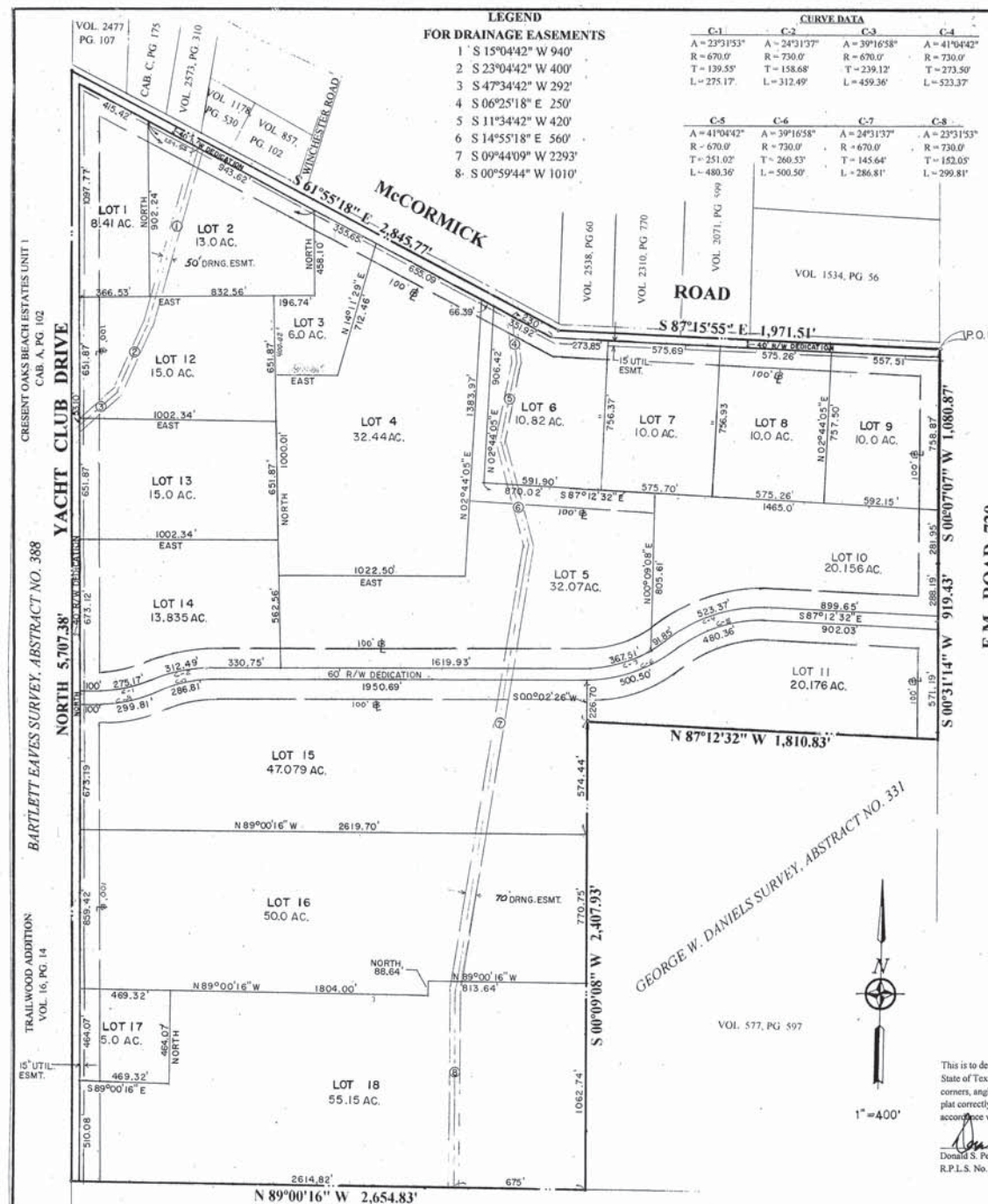
Donald S. Peebles Date 10-11-96  
R.P.L.S. No. 2437



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Donald S. Peebles known to me to be the person whose name is subscribed to the above instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11 day of Oct, 1996  
SCOTT GERVAIS  
MY COMMISSION EXPIRES February 22, 1998  
Notary Public in and for the State of Texas



GEORGE W. DANIELS SURVEY, ABSTRACT NO. 331

**DEDICATION**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT BRAUCAM INVESTMENTS, L.P., A Texas Limited Partnership by and through the undersigned does hereby adopt this plat designating the above described property as the HUNTER'S RIDGE ADDITION, an addition to the City of Oak Point, Denton County, Texas and do hereby dedicate the easements shown on this plat for the mutual use and accommodation of the public utilities desiring to use same.

WITNESS our hands at Denton County, Texas, this the 13 day of Oct, 1996

Jerry Campbell  
Jerry Campbell  
Vice President  
David J. & Barbara J. VanLackey  
David J. & Barbara J. VanLackey  
Victor J. & Frances S. Ramon  
Victor J. & Frances S. Ramon  
Gerald C. & Genevieve M. Golden  
Gerald C. & Genevieve M. Golden

STATE OF TEXAS:  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JERRY CAMPBELL, DAVID J. & BARBARA J. VANLACKEY, VICTOR J. FRANCIS S. RAMON, GERALD C. & GENEVIEVE M. GOLDEN

known to me to be the person whose name is subscribed to the above instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of Oct, 1996

Scott Gervais  
Notary Public in and for the State of Texas

OWNER  
BRAUCAM INVESTMENTS, L.P.  
P.O. BOX 1706, LEWISVILLE, TX, 75067  
(214) 724 - 1226

**OWNER'S CERTIFICATE**

WHEREAS JERRY CAMPBELL INVESTMENTS are the owners of a 390.00 acre tract of land situated in the George W. Daniels Survey, Abstract No. 331 as recorded in Volume 3243, Page 917 of the Deed Records of Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a found 3/8" iron rod at the northeast corner of said 390.0 acre tract, same being the intersection of the approximate centerline of McCormick Road and the west line of F.M. Road 720;

**THENCE** S 00°07'07" W along the said west line of F.M. 720 for 1080.87 to a found wooden Hwy. Monument;

**THENCE** S 09°31'14" W continuing along said west line for 919.43' to a set 1/2" iron rod;

**THENCE** N 87°12'32" W leaving said west line and along the most northerly, south line of said 390.0 acre tract for 1810.83' to a set 1/2" iron rod;

**THENCE** S 00°09'08" W along the most westerly, east line of said 390.0 acre tract for 2407.93' to a set 1/2" iron rod at the southeast corner of said 390.0 acre tract;

**THENCE** N 89°00'16" W along the south line of said 390.0 acre tract for 2654.83' to a set 1/2" iron rod at the southwest corner of said 390.0 acre tract, same being the approximate centerline of Yacht Club Drive, and the recognized west line of said Daniels Survey;

**THENCE** Due north along the west line of said 390.0 acre tract and said Survey Line for 5707.38' to a found R.R. spike in the said approximate centerline of McCormick Road;

**THENCE** S 61°55'18" E along the said approximate centerline of McCormick Road for 2845.77' to a found 1/2" iron rod;

**THENCE** S 87°15'55" E continuing along said approximate centerline for 1971.51' to the POINT OF BEGINNING and CONTAINING 16,988,373 square feet or 390.00 acres of land more or less.

**FINAL PLAT**  
**HUNTER'S RIDGE ADDITION**  
**GEORGE W. DANIELS SURVEY, ABSTRACT NO. 331**  
**CITY OF OAK POINT**  
**DENTON COUNTY, TEXAS**

**PEEBLES & ASSOCIATES**  
CIVIL ENGINEERS / LAND SURVEYORS  
530 BEDFORD ROAD  
BEDFORD, TEXAS 76022  
METRO (817) 268-3316

DRAWN BY: P & A	PROJECT NO.	SHEET
DATE: 10-9-96	FILE NO.	1 OF 1